

## FACT SHEET

DPW  
MRS. RUSHING (7-0353)  
1 October 2001

AFZF-PW-HSG (210-50)

SUBJECT: Deployment Policies for On- and Off-Post Housing

PURPOSE: To provide information for deploying soldiers and their family members.

### FACTS:

#### 1. **On-Post Housing.**

- a. Family members of deployed soldiers will **not** be required to vacate on-post quarters.
- b. **Single parents and dual military** may retain quarters, but must appoint a guardian in writing to maintain those quarters. All requests to have guardian reside in quarters must be submitted to the Housing Office in writing for approval. Occupancy will only be authorized to the legal guardian.
- c. **Spouse support**: One adult family member of the sponsor's/spouse's immediate family may reside with the spouse during the sponsor's deployment. A written request must be submitted through the chain of command to the Housing Office for approval. Approval of any request may be affected by community standards violations on records.
- d. **Quarters upkeep**: Family members electing to leave the Fort Hood area will remain responsible for the upkeep of their assigned quarters. The Housing Office must be notified in writing of the name of the person who will take care of the quarters. Family members must also provide a forwarding address for emergency notification. Basic Allowance for Housing (BAH) will continue to be paid to Fort Hood Family Housing (FHFH) in the form of an allotment to cover rent during the absence of the sponsor. On-post quarters left vacant in excess of 6 months by family members, without requesting prior approval from the Housing Office will be considered abandoned.

#### 2. **Terminating On-Post Housing.**

- a. Family members voluntarily terminating quarters during the soldier's deployment will not be given priority housing upon the sponsor's return to Fort Hood. Soldiers may reapply for on-post housing; however, the eligibility date for placement on the waiting list will be the date of the sponsor's reapplication. Exception to this policy will be reviewed on a case-by-case basis.
- b. Families electing to vacate quarters during a sponsor's deployment are not authorized storage or shipment of household goods at Government expense. When quarters are abandoned, sponsor's Rear Detachment will be responsible to inventory and store household goods and return housing unit to FHFH

### **3. Deceased Military Personnel.**

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- a. Family members of deceased military personnel are authorized to remain in on-post quarters without charge for a period not to exceed 90 days.
- b. Family members of sponsors declared missing in action or prisoners of war may continue to occupy on-post quarters until the status of the service member is changed.

### **4. Waiting List For On-Post Housing.**

- a. Soldiers in deployment status may submit an Exception to Policy through their company commander for priority housing if they are on the waiting list and within 60 days of being called for quarters. Eligibility dates will be verified by Housing prior to committing any quarters. Soldiers / Spouses are responsible to obtain release form from the landlord. This policy remains in effect even if soldier departs the installation prior to being housed. In this case, the spouse can sign for housing when notified. Spouse will be required to be in possession of a special power of attorney (POA) for the purpose of signing the housing agreement. The POA can be obtained from Division Staff Judge Advocate offices (SJA)
- b. Other reasons for priority housing may be due to medical conditions, financial, no-fault evictions (due to no fault of the soldiers,) adjustment to waitlist or compassionate reasons. Each request will be reviewed on a case-by-case basis.
- c. Family members of deployed sponsor may sign for on-post quarters with the special POA when notified by housing, or request to be placed on administrative hold until the sponsor returns.

### **5. Off-Post Housing.**

- a. Rental leases are legally binding - Deployment is not considered a permanent change of station (PCS) under the Military Clause in most leases. If the landlord or agent agrees to an early termination of the lease, ask for it in writing to prevent future problems.
- b. Move-outs without landlord or agent prior approvals are considered breach of contract and the tenant will be liable for the monthly rent for the remainder of the lease.
- c. Families electing to vacate their off-post rental unit are not authorized storage or shipment of household goods at Government expense.
- d. Landlord's permission is required to have visitors stay in the rental unit beyond the authorized time limitation as stated in the lease during sponsor's deployment.
- e. Spouses of deployed soldiers may obtain Waivers with General POA and Deployment Order verification from the Housing Office in Building 108.

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DATE: 1 October 2001